

006.0

Map

0003

Block

0005.0

Lot

1 of 1

CARD

Residential

ARLINGTON

APPRaised: 1,020,300 / 1,020,300

USE VALUE: 1,020,300 / 1,020,300

ASSESSED: 1,020,300 / 1,020,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City	
23	-25	CHANDLER ST, ARLINGTON	

OWNERSHIP

Unit #:

Owner 1: NAJARIAN H CROSBY/TRUSTEE

Owner 2: H CROSBY NAJARIAN REVOCABLE TR

Owner 3:

Street 1: 7 CRANBERRY LANE UNIT 4

Street 2:

Twn/City: BURLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 01803 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5110.000	556,600	5,100	458,600	1,020,300
Total Card	0.117	556,600	5,100	458,600	1,020,300
Total Parcel	0.117	556,600	5,100	458,600	1,020,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		310.99	/Parcel: 310.9

Legal Description

User Acct

5425

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 006.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	556,600	5100	5,110.	458,600	1,020,300	1,020,300	Year End Roll	12/18/2019
2019	104	FV	412,700	5100	5,110.	487,300	905,100	905,100	Year End Roll	1/3/2019
2018	104	FV	412,700	5100	5,110.	355,400	773,200	773,200	Year End Roll	12/20/2017
2017	104	FV	386,100	5100	5,110.	309,600	700,800	700,800	Year End Roll	1/3/2017
2016	104	FV	386,100	5100	5,110.	263,700	654,900	654,900	Year End	1/4/2016
2015	104	FV	342,400	5100	5,110.	258,000	605,500	605,500	Year End Roll	12/11/2014
2014	104	FV	342,400	5100	5,110.	212,100	559,600	559,600	Year End Roll	12/16/2013
2013	104	FV	356,900	5100	5,110.	201,800	563,800	563,800		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NAJARIAN H CROS	63393-596		3/21/2014	Convenience	1	No	No		
NAJARIAN H CROS	51237-477		5/30/2008	Family	335,000	No	No		
NAJARIAN H CROS	37719-231		1/18/2003	Family	99	No	No		
	16308-249		7/1/1985		190,000	No	No	Y	

NARRATIVE DESCRIPTION

This parcel contains 5,110 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 3281 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2016	953	Siding	22,000		7/13/2016			Install vinyl sidi

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	263	PATRIOT
10/1/1981		KM	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5110		Sq. Ft.	Site		0	80.	1.12	1									458,641						458,600	

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Residential

ARLINGTON

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OWNERSHIP

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ACTIVITY INFORMATION

LAND SECTION (First 7 lines only)

0.11731

5110

104

Two Family

Prime NB Desc: ARLINGTON

458,641

Spl Credit

458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

